

CITY COUNCIL

The City of Orange Township, New Jersey

DATE March 17, 2020

NUMBER 122-2020

TITLE:

A RESOLUTION AUTHORIZING THE CANCELLATION AND REFUND OF TAX SALE CERTIFICATE NUMBER 17-00121 ON BLOCK 3301 LOT 44 ALSO KNOWN AS 139 CENTRAL PLACE FOR THE AMOUNT \$7,958.23

WHEREAS, outside lienholder Auction Z acquired Tax Sale Certificate number 17-00121 during the City's Tax Sale on December 28, 2017; and

WHEREAS, this property is owned by the Orange Housing Authority and is exempt from taxes; and

WHEREAS, Tax Sale Certificate number 17-00121 should be cancelled along with all accrued interest, penalties and fees.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange Township, County of Essex, State of New Jersey, hereby authorizes the Tax Collector to cancel Tax Sale Certificate number 17-00121 and refund \$7,958.23 to Auction Z Inc.

BE IT FURTHER RESOLVED that a certified copy of the Resolution be forwarded to the Tax Collector.

Adopted:

Joyce L. Lanier
City Clerk

Tency A. Eason
Council President

Very Important on behalf of the City Attorney


3301/44

Writer's Direct Dial: 973-622-5175
dmiles@msbnj.com

June 14, 2019

VIA E-MAIL AND REGULAR MAIL

Christopher Murray, Tax Assessor
City of Orange Township
29 North Day Street
Orange, New Jersey 07050

Re: 139 Central Place
Block 3301/Lot 44

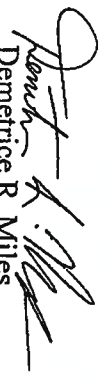
Dear Mr. Murray:

Pursuant to our phone conference, please find enclosed the Declaration of Taking recorded on June 12, 2013 for the property located at 139 Central Place, Orange, New Jersey, which is designated on the tax map of the City of Orange as Block 3301/Lot 44.

As evident from the recorded Declaration of Taking, the property should have been assessed to and recorded in the name of the Housing Authority of the City of Orange as of June 12, 2013. Furthermore, pursuant to N.J.S.A. 40A:12-6, this property should be exempt from taxation.

Should you have any questions please do not hesitate to contact me.

Very truly yours,


Demetrice R. Miles

DRM:gmm
Enclosure

cc: Walter McNeil

JUN 17 PM 2:53

3301 144 #12,222
(06-13-13)

ORDING INFORMATION SHEET ESSEX COUNTY REGISTER'S OFFICE
 HALL OF RECORDS, ROOM 130
 465 MARTIN LUTHER KING JR. Blvd
 NEWARK NJ 07102

INSTRUMENT NUMBER:
13052498

DOCUMENT TYPE:
DEED

Return Address (for recorded documents)
 MCMANIMON, SCOTLAND & BAUMANN LLC
 75 LIVINGSTON AVENUE
 ROSELAND NJ 07068

Official Use Only

PHILIP THIGPEN, REGISTER
 ESSEX COUNTY, NJ

INSTRUMENT NUMBER
 13052498
 RECORDED ON
 June 12, 2013 12:11 pm
 BOOK:12439 PAGE:4158

RR

No. Of Pages (excluding Summary Sheet)	6
Recording Fee (excluding Transfer Tax)	\$96.00
Realty Transfer Tax	\$0.00
Amount Charged (Check # 5998)	\$96.00

Municipality	ORANGE
Parcel Information	Block 3301 Lot 44
First Party Name	JACQUELINE CHERY
Second Party Name	HOUSING AUTHORITY, ORANGE CITY

Additional Information (Official Use Only)

ADDITIONAL STAMPINGS

***** DO NOT REMOVE THIS PAGE. *****
 COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ESSEX COUNTY FILING RECORD
 ***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

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#15

BLO: 3301. 44. Tax Year: 2016 to 2020
 Owner Name: ORANGE HOUSING AUTHORITY Property Location: 139 CENTRAL PLACE

Tax Year: 2016	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	385.04	385.03	404.07	407.38	1,581.52
Payments:	137.88	385.03	0.00	407.38	930.29
Balance Adjust:	247.16-	0.00	404.07-	0.00	651.23-
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2016 Prin Balance
10/14/16	1	Adjustment	Original billed	ZZT					1,581.52	0.00	1,581.52
10/14/16	1	Conversion		ZZT			1 3467	ZERO OUT	385.04-	0.00	1,196.48
10/14/16	1	Adjustment		ZZT			100 7277	E&A	137.88	0.00	1,334.36
10/14/16	2	Adjustment		ZZT			2 3467	ZERO OUT	385.03-	0.00	949.33
10/14/16	2	Conversion		ZZT			100 7278	E&A	385.03	0.00	1,334.36
10/14/16	3	Adjustment		ZZT			3 3517	ZERO OUT	404.07-	0.00	930.29
10/14/16	4	Adjustment		ZZT			4 2047	ZERO OUT	407.38-	0.00	522.91
10/14/16	4	Conversion		ZZT			100 7279	E&A	407.38	0.00	930.29
02/03/17	1	Payment		001		CK	545 554	CORELOG	137.88	24.96	792.41
02/03/17	2	Payment		001		CK	545 555	CORELOG	161.44	52.36	630.97
02/03/17	4	Payment		001		CK	545 556	CORELOG	0.00	18.74	630.97
12/28/17	2	Payment		902		CK	1348 194	PERREIR	223.59	36.33	407.38
12/28/17	4	Payment		902		CK	1348 195	PERREIR	407.38	66.20	0.00

Tax Year: 2017	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:	395.38	395.38	410.61	410.60	1,611.97
Payments:	395.38	395.38	410.61	410.60	1,611.97
Balance:	0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2017 Prin Balance
10/14/16	1	Adjustment	Original billed	ZZT					1,611.97	0.00	1,611.97
10/14/16	1	Conversion		ZZT			5 2041	ZERO OUT	395.38-	0.00	1,216.59
10/14/16	1	Adjustment		ZZT			100 7280	E&A	395.38	0.00	1,611.97
10/14/16	2	Adjustment		ZZT			6 2041	ZERO OUT	395.38-	0.00	1,216.59
10/14/16	2	Conversion		ZZT			100 7281	E&A	395.38	0.00	1,611.97
02/23/18	1	Payment		SUB		CK	1486 8	SUBS0223	395.38	75.52	1,216.59
02/23/18	2	Payment		SUB		CK	1486 9	SUBS0223	395.38	57.73	821.21
02/23/18	3	Payment		SUB		CK	1486 10	SUBS0223	410.61	41.47	410.60

3301. 44. ORANGE HOUSING AUTHORITY 139 CENTRAL PLACE Continued
 Tax Year: 2017 Continued
 02/23/18 4 Payment SUB 874 CK 1486 11 SUBS0223 410.60 22.99 0.00
 LH

Tax Year: 2018		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:		403.00	402.99	461.75	463.39	1,731.13
Payments:		403.00	402.99	461.75	463.39	1,731.13
Balance:		0.00	0.00	0.00	0.00	0.00

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2018 Prin Balance
02/23/18	1	Payment	Original Billed	SUB	874	CK	1486	12 SUBS0223	1,731.13	4.43	1,731.13
		LH							403.00		1,328.13
05/16/18	2	Payment		SUB	1118	CK	1640	4 SUBS0516	402.99	3.02	925.14
		LH							461.75	5.31	463.39
08/24/18	3	Payment		SUB	2516	CK	1936	3 SUB0824	461.75	5.31	463.39
		LH							463.39	13.67	0.00
12/31/18	4	Payment		SUB	2006475096	CK	2281	41 SUB1231	463.39	13.67	0.00
		LH									

Tax Year: 2019		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:		432.79	432.78	435.93	457.77	1,759.27
Payments:		432.79	432.78	435.93	0.00	1,301.50
Balance:		0.00	0.00	0.00	457.77	457.77

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2019 Prin Balance
05/20/19	1	Payment	Original Billed	SUB	003578	CK	2632	11 SUB0520	1,759.27	23.59	1,759.27
		LH							432.79		1,326.48
05/20/19	2	Payment		SUB	003578	CK	2632	12 SUB0520	432.78	4.11	893.70
		LH							435.93	8.28	457.77
09/09/19	3	Payment		SUB	3849	CK	3047	3 SUBS0919	435.93	8.28	457.77
		BANK									

Tax Year: 2020		Qtr 1	Qtr 2	Qtr 3	Qtr 4	Total
Original Billed:		439.82	439.82	0.00	0.00	879.64
Payments:		0.00	0.00	0.00	0.00	0.00
Balance:		439.82	439.82	0.00	0.00	879.64

Date	Qtr	Type	Description	Code	Check No	Mthd	Reference	Batch Id	Principal	Interest	2020 Prin Balance
			Original Billed						879.64		879.64

Miscellaneous Payments for Date Range 01/01/16 to 12/31/20:
 Date Type Code Check No Mthd Reference Batch Id Principal Interest Total
 Total Principal Balance for Tax Years in Range: 1,337.41

Certificate: 17-00121
 Prop Loc: 139 CENTRAL PLACE
 Block/Lot/Qual: 3301, 44.
 Sale Date: 12/28/17
 Redemption Calculation Date: 03/17/20
 Include Current Charges: N
 Owner: ORANGE HOUSING AUTHORITY
 Address: 340 THOMAS BLVD.
 ORANGE, N.J. 07050
 Type of Lien: Outside
 Interest Rate: 18.00
 Apr 2: Y
 Premium: 0.00
 Holder Name: AUCTION Z INC
 Address: 336 E NORTH AVE #200
 NORTHLAKE, IL 60164
 Holder Id: 00000118

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	630.97	102.53	733.50

#days: 799 Per Diem: 0.399250 Total Certificate: 798.50
 Int on Cert: 319.00
 Redemption Penalty (2.00 %): 15.97
 Total: 1,133.47
 Cost: 65.00

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#days	Interest	Total
Tax	2017	1	02/23/18	470.90	18.00	0.235450	744	175.17	646.07
Tax	2017	2	02/23/18	453.11	18.00	0.226555	744	168.56	621.67
Tax	2017	3	02/23/18	452.08	18.00	0.226040	744	168.17	620.25
Tax	2017	4	02/23/18	433.59	18.00	0.216795	744	161.30	594.89
Tax	2018	1	02/23/18	407.43	18.00	0.203715	744	151.56	558.99
Tax	2018	2	05/16/18	406.01	18.00	0.203005	661	134.19	540.20
Tax	2018	3	08/24/18	467.06	18.00	0.233530	563	131.48	598.54
Tax	2018	4	12/31/18	477.06	18.00	0.238530	437	104.24	581.30
Tax	2019	1	05/20/19	456.38	18.00	0.228190	297	67.77	524.15
Tax	2019	2	05/20/19	436.89	18.00	0.218445	297	64.88	501.77
Tax	2019	3	09/09/19	888.42	18.00	0.444210	188	83.51	971.93
			Total:	5,348.93				1,410.83	6,759.76

BALANCE TYPE SUMMARY:

Certificate Tax	Subseq Tax	Total Tax	Certificate Cost
733.50	5,348.93	6,082.43	65.00
			25.97
			90.97

LIEN REDEMPTION:

Principal: 6,147.43
 Redemption Penalty (2.00 %): 15.97

Certificate Total & Subseq. Prin/Penalty

Interest

Total

Interest:	1,729.83	
Recording Fees:	53.00	
Other Fees:	12.00	
TOTAL REDEMPTION:	7,958.23	Total Per Diem: 3.073715